



King County

VETERANS AND HUMAN SERVICES LEVY 2008 STRATEGY AREA ANNUAL REPORTS

Activity 2.2 Capital Dollars for Housing

OBJECTIVE

The Levy's investment in Strategy 2 focuses on ending long-term homelessness through a variety of interventions including identification, outreach, prevention, housing, supportive services and education. The objective of Activity 2.2 is to increase permanent housing units for veterans and other persons in need and increase the availability of services for existing or new permanent housing as noted in the Service Improvement Plan. The investment initiatives covered in this procurement plan provide capital funds to create new units of affordable housing.

POPULATION FOCUS

The populations to be served by this strategy are:

- Veterans in need and their families, who are struggling with or at risk for mental illness, health problems, Post Traumatic Stress Disorder, unstable housing or homelessness, and underemployment
- Individuals and families who have experienced long-term homelessness and are frequent users of emergency services, jails, and other institutions
- Individuals who have been recently released from prison or jail and who are striving to maintain their family or re-unite with children or other family members
- Families and children at risk of homelessness and involvement with justice, child welfare, and other systems.

PROGRAM DESCRIPTION

Each year, DCHS' Community Service Division / Housing and Community Development Program (HCD) conducts RFP processes to allocate available funds to non-profit housing developers and housing authorities that will create and manage housing. Available funds include federal as well as local funds, such as Levy funds. HCD then works with non-profit developers to produce quality housing that is well managed. Funded projects are monitored for compliance with contract requirements, including the population to be served in the housing.

PROGRESS DURING 2008

Projects that were awarded funds during 2007 made significant progress toward completion and occupancy in 2008:

Plymouth Housing Group – Simon Apartments (formerly 3rd and Blanchard): \$500,000 of Veterans Levy Funds was awarded to construct 92 studio apartments in Seattle to provide permanent housing for homeless individuals, of which 20 are dedicated for homeless veterans. This project was completed in January 2008.

Friends of Youth – New Ground: \$599,488 of Human Services Levy Funds was awarded to rehabilitate and construct six apartments to provide housing for homeless youth and young adults in Kirkland. This project was completed in October 2008.

Valley Cities Counseling & Consultation – Valley Cities Landing: \$4,098,872 was awarded to construct 24 studio apartments to serve chronically homeless individuals located in Auburn. Of the total award, \$520,000 of Veterans Services Levy Funds will help provide 12 permanent units for homeless veterans. Construction began June 2008 and expected completion is April 2010.

Low Income Housing Institute – McDermott Place (formerly Lake City Court): \$1,480,000 of Veterans Levy Funds was awarded to help construct 75 units of studio apartments that will provide housing for homeless individuals in Seattle, of which 38 units will be designated for homeless veterans. Completion is expected February 2010.

Compass Center – Renton Lutheran Regional Veterans Housing Program: \$3,000,000 was awarded to help construct 58 units of apartments to provide housing to a mix of family and single adult households in Renton. The project will provide permanent housing for veterans, including 14 units for homeless veterans. Completion is expected in October 2009.

St. Andrews Housing Group- Andrew's Glen (formerly St. Margaret's): \$2,500,000 was awarded to help construct 40 units of apartments for homeless individuals and families in Bellevue. The award includes \$701,762 of Human Services Levy and will provide 20 permanent housing units for homeless veterans. Completion is expected in December 2010.

Highline West Seattle Mental Health – Burien Heights: A total of \$800,010 was awarded to help construct 15 apartments to provide housing to homeless individuals and families with mental illness in Burien. At least three units will be designated for homeless veterans with mental illness. This project is under construction and completion is expected December 2009.

YWCA of Seattle-King-Snohomish Counties – Passage Point: \$981,825 of Human Services Levy Funds were awarded to rehabilitate and redevelop existing property to construct 46 apartments that will provide homeless individuals and families in Maple Valley. Buildings have been re-roofed, and completion is projected for 2010.

Community House Mental Health Agency – Brierwood: \$300,000 of Human Services Levy Funds was awarded to redevelop an existing property to construct 23 Single Room Occupancy units that will provide permanent housing for chronically mentally ill homeless individuals in Seattle. This project is currently under construction and expected completion is December 2009.

Archdiocesan Housing Authority – Bakhita Gardens (formerly Partners in Hope): \$2,515,000 was awarded to redevelop and construct 90 units of apartments and semi-private rooms to provide housing to homeless individuals in Seattle. Of the total award, \$865,665 of Human Services Levy Funds will assist in providing permanent housing to all 90 units. This project is expected to start construction this summer 2008 and expected completion is August 2010.

Catholic Community Services – Monica's Village Place (formerly Spirit Village Housing): \$575,000 of Human Services Levy funds was awarded to construct 50 apartments that will provide permanent housing to individuals and families in Seattle, of which 37 units house homeless households. This project will begin construction in June 2008 and is expected to be completed September 2010.

The most recent RFP process was conducted in fall 2008. It was used to award \$3,024,929 of Human Services Levy and \$600,000 of Veterans Levy funds. Eight projects received funding, including:

Housing Resources Group Kenmore Village Apartments: Awarded \$1.7 million to construct 100 apartment units. Of the total award, \$350,000 of Human Services Levy Funds will help provide 17 units of permanent housing for households transitioning from homelessness in Kenmore. Completion is expected April 2011.

YWCA Family Village at Issaquah Highlands: Awarded \$1.5 million to construct 97 apartment units, including 20 units of permanent housing for people with disabilities. Of the total award, \$314,607 of Human Services Levy Funds will help provide up to 10 permanent units for homeless households in Issaquah. Completion is expected November 2011.

Foundation for the Challenged IV: Awarded \$500,000 of Human Services Levy Funds to acquire two single-family homes, approximately six living units of permanent affordable housing for adult individuals with developmental disabilities. Completion is expected in January 2010.

Vashon HouseHold – Davis Freeman Apartments: Awarded \$2,213,008 to acquire and rehabilitate a 20-unit apartment building on Vashon Island for low-income households. Of the total award, \$250,008 of Human Services Levy Funds will help provide 10 units targeted to very low-income households that are homeless or at risk of homelessness. Completion is expected April 2010.

Plymouth Housing Group-Scargo Hotel: Awarded \$2,613,730 to rehabilitate a 46 unit apartment building in downtown Seattle for homeless chronically mental ill individuals. Of the total Award, \$1,000,000 of Human Services Levy Funds will help provide permanent housing for at least 26 homeless individuals. Completion is expected December 2010.

Downtown Emergency Service Center Cascade Supportive Housing: Awarded \$4,890,000 to construct 83 units of permanent supportive housing in Seattle for 83 chronically homeless adults. Of the total award, \$350,000 of Veterans Levy Funds will help provide permanent housing for at least 27 homeless veterans. Completion is expected August 2010.

Sound Mental Health Holly Creek Apartments: Awarded \$1,412,044 including \$610,314 of Human Services Levy Funds to purchase and rehabilitate the Holly Creek Apartments in Des Moines to help provide 18 units of permanent affordable housing for people with severe and persistent mental illness. Completion is expected March 2010.

The Compass Center Renton Veterans Center: Additional award of \$250,000 of Veterans Levy Funds to complete funding for the construction of 58 units of permanent affordable housing including 14 units prioritized for homeless veterans. Completion is expected October 2009.

FOR MORE INFORMATION

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